



3 Elmham Road, Beetley

Minors & Brady



3 Elmham Road

Beetley, Dereham

A cottage with character and a generous village setting, this Beetley home offers an appealing opportunity for those looking to shape a property to their own taste. With its origins as two former cottages and a mature wrap-around plot, it provides a strong foundation for renovation. The current layout includes two reception rooms, a flexible additional space, kitchen, utility, four bedrooms and a shower room, alongside a detached garage, outbuildings and a sweeping lawn. Altogether, it's a chance to create a personalised home in a well-placed Norfolk village.

- Chain free
- Must see to fully appreciate the potential it offers!
- Period detached cottage positioned on a large, mature plot within the Norfolk village of Beetley
- Previously two separate cottages that has been converted into one residence, with the opportunity to convert back into two properties (stpp)
- Huge opportunity to renovate to a modern standard
- Detached garage and multiple outbuildings that can be converted (stpp)
- Wrap-around gardens featuring a sweeping lawn and established hedging for privacy, along with a driveway providing off-road parking
- Two reception rooms, a flexible room, a kitchen and a utility room, all ready for personalisation
- First-floor layout consists of four bedrooms and a shower room



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Beetley

Elmham Road sits within the rural parish of Beetley, offering a setting shaped by open Norfolk countryside, established homes and a friendly village feel. Daily essentials are close at hand, with Dereham around ten minutes away for a wider mix of independent shops, cafés and practical services. Larger centres such as Fakenham and Swaffham are also within straightforward reach, giving you additional options for leisure, dining and weekly routines.

For groceries, the nearest supermarkets are Morrisons and Tesco in Dereham, alongside Aldi for quick top-ups. Families have well-regarded schooling nearby, including Beetley Primary School within the village and Northgate High School in Dereham for secondary education. Transport links are practical for a rural location, with regular bus services connecting Beetley to Dereham and onward routes to Norwich, plus easy road access via the A47 for commuting or weekend plans.

Life here leans towards a relaxed, outdoors-led rhythm, with footpaths, quiet lanes and woodland pockets encouraging walking, cycling and time outside. Elmham Road offers a balance of village calm and everyday convenience, making it well suited to those who enjoy countryside living without feeling remote.



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Elmham Road

Period detached cottage set within a generous, mature plot in the Norfolk village of Beetley, offering a rare chance to shape a home with genuine character into something tailored to modern living.

Once two separate cottages and now a single residence, it presents flexibility for those considering multi-generational living or future division into two dwellings, subject to planning.

A porch entrance leads into the ground-floor layout, where two reception rooms provide distinct spaces for everyday living. A further flexible room offers potential for a study, snug or hobby space, while the kitchen and utility room form a practical working area ready for redesign. A convenient WC completes the ground floor.

Upstairs, four bedrooms and a shower room provide a straightforward arrangement with clear potential for reconfiguration or enhancement.



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Outside, the wrap-around gardens are a notable feature, with a sweeping lawn, established hedging and a sense of privacy that will appeal to those who value outdoor space.

The detached garage and multiple outbuildings/workshop offer further opportunities for conversion or creative use, subject to planning. A driveway provides off-road parking.

This is a property with strong foundations, characterful origins and a wealth of potential. For buyers seeking a project in a Norfolk village setting, it offers the chance to renovate, reimagine and create a home that reflects personal taste and future ambitions.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

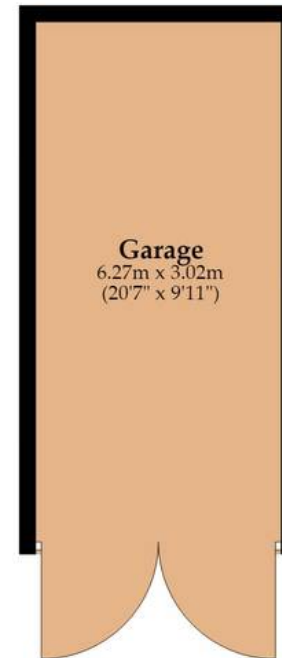
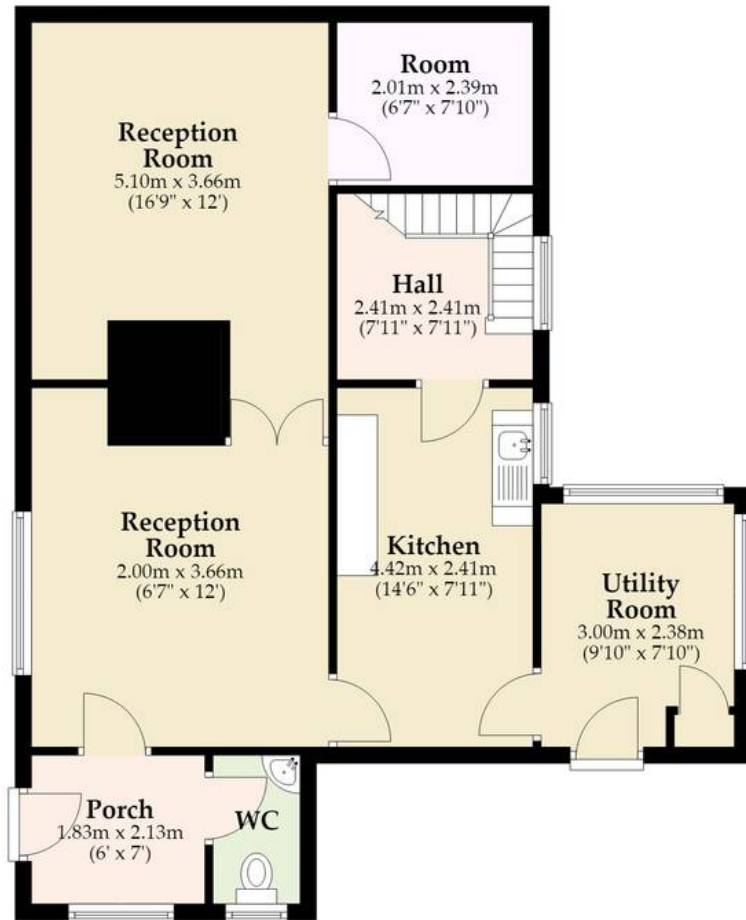
Oil central heating system.



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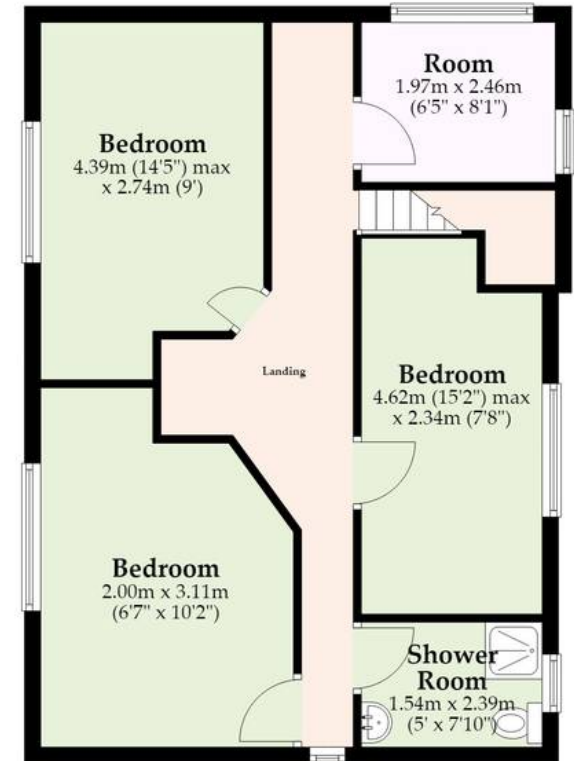
Ground Floor

Approx. 100.8 sq. metres (1085.1 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



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Total area: approx. 157.2 sq. metres (1691.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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